

SUMMARY OF FINAL ACTIONS
BY
BOARD OF COUNTY COMMISSIONERS

SMALL-SCALE AMENDMENTS
TO THE
COMPREHENSIVE DEVELOPMENT MASTER PLAN
FOR MIAMI-DADE COUNTY

(Ordinance No. 13-45; Adopted May 22, 2013)

Adopted October 2012 Cycle Small-Scale Amendments to the
Comprehensive Development Master Plan

May 2013

Prepared by the
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INTRODUCTION

This report presents Application Nos. 1 and 3, small-scale amendments to the Adopted 2015-2025 Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP), which were adopted by the Miami-Dade Board of County Commissioners (Board) on May 22, 2013 (Ordinance No. 13-45).

Three (3) LUP map amendment applications (Application Nos. 1, 2 and 3) were filed by private parties and two (2) text amendment applications (Application Nos. 4 and 5) were filed by the Department of Regulatory and Economic Resources (Department) in the October 2012 regular CDMP amendment Cycle. Each of the land use plan map amendment applications requested processing as a small-scale amendment to the CDMP. However, Application No. 2 was denied as a small-scale amendment by the Board, but transmitted as a standard amendment. Therefore, Application Nos. 2, 4 and 5 will be transmitted as standard amendment applications in a separate package to the State Land Planning Agency (SLPA).

Summary of Final Actions

Included in this document on page 1, is a section titled "Summary of Final Actions by Board of County Commissioners on October 2012-13 Cycle Small-Scale Applications to Amend the CDMP," which lists the final actions taken by the Board of County Commissioners on the small-scale amendment applications.

Adopted Small-Scale Applications to Amend the CDMP Land Use Plan Map

Following the "Summary of Final Actions", is a presentation of the adopted small-scale amendments (Application Nos. 1 and 3) with illustrations of how they amend the CDMP LUP map and text.

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**SUMMARY OF FINAL ACTIONS
BY BOARD OF COUNTY COMMISSIONERS ON OCTOBER 2012-13 CYCLE
SMALL-SCALE APPLICATIONS TO AMEND THE CDMP**

(Ordinance No. 13-45; Adopted on May 22, 2013)

Application Number	Applicant (representative) Location (size) REQUESTED CHANGE TO THE CDMP LAND USE PLAN MAP	Final Commission Action
1	<p>Applicant/Representative: 300 NW 62 Street, Inc., and Dinah Investments, Corp./Felix M. Lasarte, Esq.</p> <p>Location : Southwest corner of the intersection of NW 29 Avenue and NW 62 Street (Martin Luther King, Jr. Boulevard) (±3.75 Gross Acres; ±2.16 Net Acres)</p> <p>Requested Amendment to the CDMP:</p> <ol style="list-style-type: none"> 1. From: Low-Medium Density Residential To: Business and Office 2. Add the Proffered Declaration of Restrictions to the Restrictions Table on Page I-74.1 of the CDMP Land Use Element 	<p>Adopt as Small-scale Amendment With Acceptance of the Proffered Declaration of Restrictions</p>
3	<p>Applicant/Representative: Florida Atlantic Investments, Inc./Juan J. Mayol, Esq., and Tracy R. Slavens, Esq.</p> <p>Location : Southwest corner of the intersection of SW 137 Avenue and SW 168 Street (±7.14 Gross Acres; ±6.54 Net Acres)</p> <p>Requested Amendment to the CDMP:</p> <p>From: Business and Office (Parcel A) and Industrial and Office (Parcel B)</p> <p>To: Medium Density Residential</p>	<p>Adopt as Small-scale Amendment</p>

**OCTOBER 2012 CYCLE
SMALL-SCALE AMENDMENT APPLICATION NO. 1
ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS**

(Ordinance No. 13-45; Adopted on May 22, 2013)

Applicant

3000 NW 62 Street, Inc & Dinah Investments, Corp.
2766 NW 62 Street
Miami, Florida 33147

Applicant's Representative

Felix M. Lasarte, Esq.
The Lasarte Law Firm, LLP
3250 NE 1 Avenue, Suite 334
Miami, Florida 33137
(305) 594-2877

Board of County Commissioners Final Action:

"Adopt As Small-Scale Amendment and With the Acceptance of the Proffered Declaration of Restrictions." (Ordinance No. 13-45)

Description of CDMP Amendment As Adopted

1. From: Low-Medium Density Residential (6 to 13 dwelling units per gross acre)
To: Business and Office
2. Revise the Restrictions Table in the Land Use Element on Page I-74.1 of the CDMP to include the Proffered Declaration of Restrictions, as accepted by the Board

The following pages present the Land Use Plan maps depicting the CDMP land use designation change on the application site, and text revision to the Restrictions Table in the Land Use Element to include the Proffered Declaration of Restrictions

APPLICATION NO. 1









CURRENT FUTURE LAND USE PLAN MAP



 APPLICATION AREA

Source: Miami-Dade County
Department of Regulatory and Economic Resources
May 2013

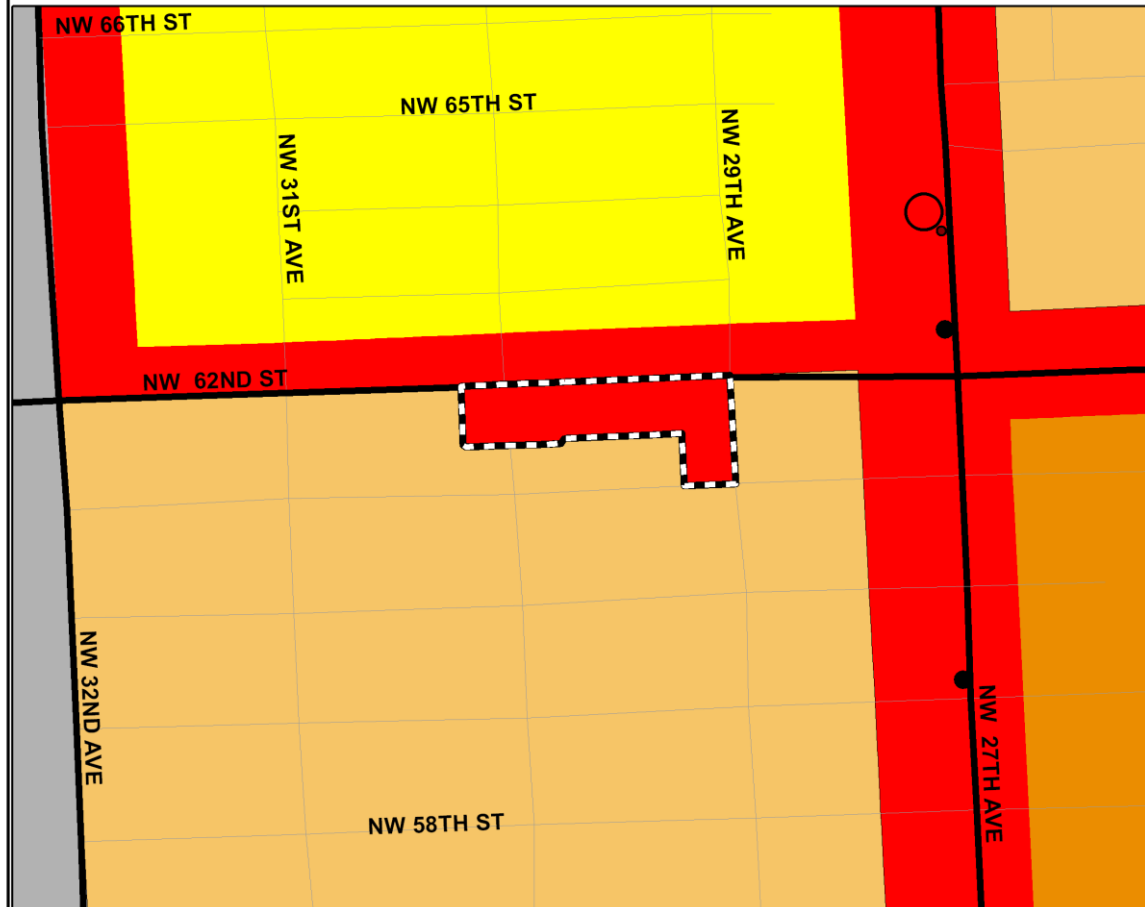
CDMP LAND USE

-  LOW DENSITY (LDR) 2.5-6 DU/AC
-  LOW-MEDIUM DENSITY (LMDR) 6-13 DU/AC
-  MEDIUM DENSITY (MDR) 13-25 DU/AC
-  INDUSTRIAL AND OFFICE
-  BUSINESS AND OFFICE
-  COMMUNITY URBAN CENTER
-  MAJOR ROADWAYS (3 OR MORE LANES)
-  EXISTING RAPID TRANSIT

0 0.1 0.2
Miles











APPLICATION NO. 1 ADOPTED FUTURE LAND USE PLAN MAP



 APPLICATION AREA

Source: Miami-Dade County
Department of Regulatory and Economic Resources
May 2013

CDMP LAND USE

-  LOW DENSITY (LDR) 2.5-6 DU/AC
-  LOW-MEDIUM DENSITY (LMDR) 6-13 DU/AC
-  MEDIUM DENSITY (MDR) 13-25 DU/AC
-  INDUSTRIAL AND OFFICE
-  BUSINESS AND OFFICE
-  COMMUNITY URBAN CENTER
-  MAJOR ROADWAYS (3 OR MORE LANES)
-  EXISTING RAPID TRANSIT

0 0.1 0.2
Miles



Revise the Restrictions Table in the CDMP Land Use Element (Page I-74.1), to include the following:

Amendment Cycle	Appl. No.	General Location/ (Township-Range-Section)	Type of Restriction	Summary of Restrictions
<u>October 2012</u>	<u>1</u>	<u>Southwest corner of the intersection of NW 29 Avenue and NW 62 Street (Martin Luther King, Jr. Boulevard) (±3.75 Gross Acres; ±2.16 Net Acres) (16-53-41)</u>	<u>Declaration of Restrictions</u>	<u>Restricts the use of ±0.34-acre portion of the property to the sole purpose of providing parking; the owner to provide a fence or wall buffer with adequate landscaping to screen the parking area from the abutting residences and install no parking signs, where feasible, adjacent to the property.</u>

**OCTOBER 2012 CYCLE
SMALL-SCALE AMENDMENT APPLICATION NO. 3
ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS**

(Ordinance No. 13-45; Adopted on May 22, 2013)

Applicant

Florida Atlantic Investments, Inc.
One North Clematis Street, Suite 2000
West Palm Beach, Florida 33401

Applicant's Representative

Juan J. Mayol, Jr., Esq. &
Tracy R. Slavens, Esq.
Holland & Knight LLP
701 Brickell Avenue, Suite 3000
Miami, Florida 33131
(305) 374-8500

Board of County Commissioners Final Action:

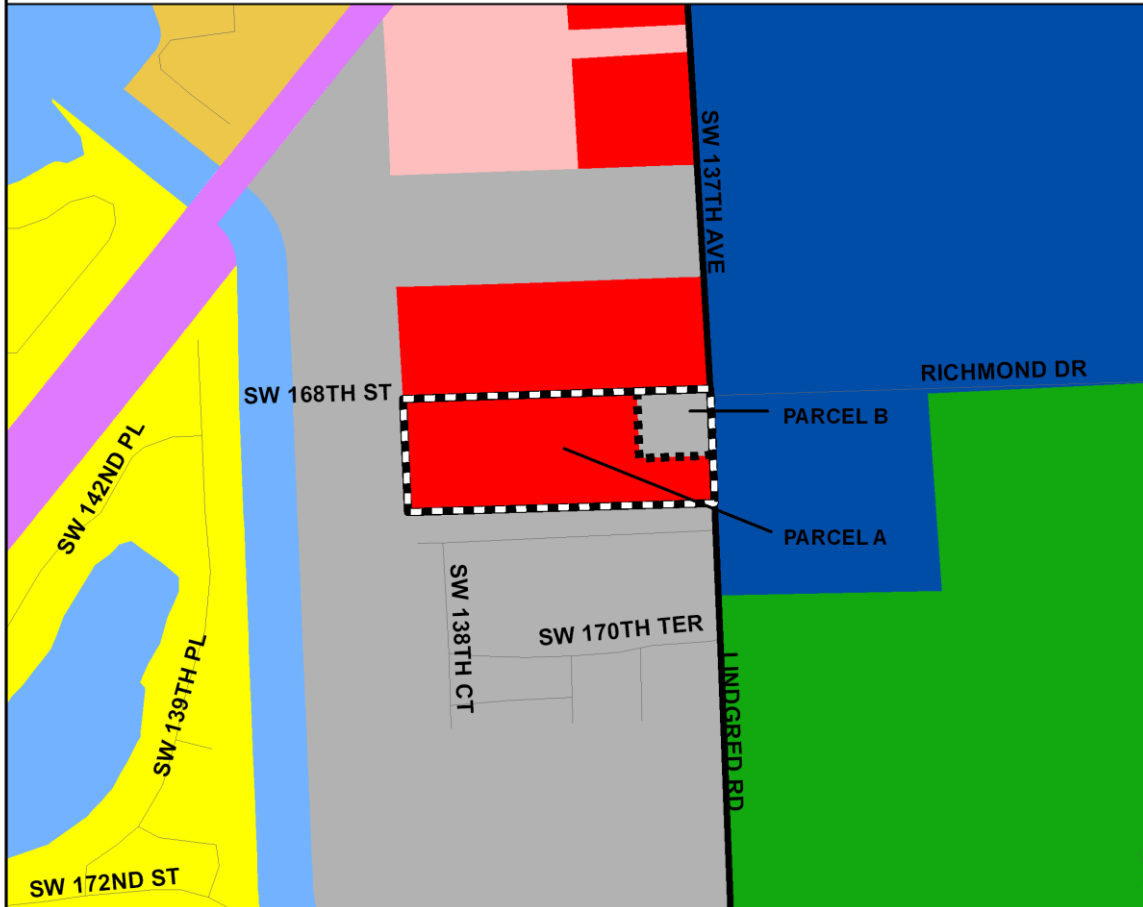
"Adopt As Small-Scale" (Ordinance No. 13-45)

Description of CDMP Amendment As Adopted

From: Business and Office (Parcel A) and Industrial and Office (Parcel B)
To: Medium Density Residential (13 to 25 dwelling units per gross acre)

The following pages present the Land Use Plan maps depicting the CDMP land use designation change on the application site.










APPLICATION NO. 3 **CURRENT FUTURE LAND USE PLAN MAP**



 APPLICATION AREA

Source: Miami-Dade County
 Department of Regulatory and Economic Resources
 May 2013

CDMP LAND USE

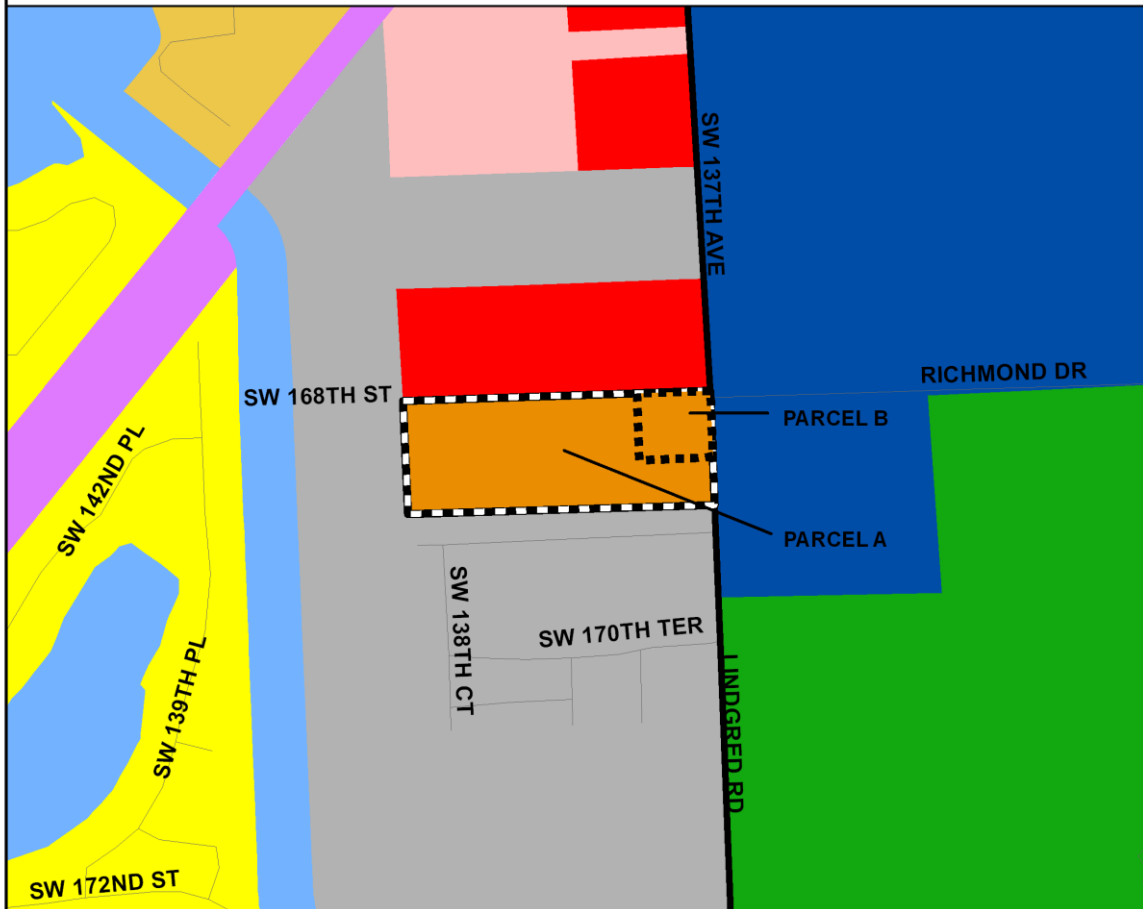
-  LOW DENSITY (LDR) 2.5-6 DU/AC
-  LOW-MEDIUM DENSITY (LMDR) 6-13 DU/AC
-  INDUSTRIAL AND OFFICE
-  BUSINESS AND OFFICE
-  OFFICE/RESIDENTIAL
-  INSTITUTIONS, UTILITIES AND COMMUNICATION
-  PARKS AND RECREATION
-  WATER
-  TRANSPORTATION (ROW, RAIL, METRORAIL, ETC.)

 MAJOR ROADWAYS (3 OR MORE LANES)

0 0.1 0.2
 Miles













APPLICATION NO. 3 **ADOPTED FUTURE LAND USE PLAN MAP**



 APPLICATION AREA

Source: Miami-Dade County
 Department of Regulatory and Economic Resources
 May 2013

CDMP LAND USE

-  LOW DENSITY (LDR) 2.5-6 DU/AC
-  LOW-MEDIUM DENSITY (LMDR) 6-13 DU/AC
-  MEDIUM DENSITY (MDR) 13-25 DU/AC
-  INDUSTRIAL AND OFFICE
-  BUSINESS AND OFFICE
-  OFFICE/RESIDENTIAL
-  INSTITUTIONS, UTILITIES AND COMMUNICATION
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-  TRANSPORTATION (ROW, RAIL, METRORAIL, ETC.)

 MAJOR ROADWAYS (3 OR MORE LANES)

0 0.1 0.2
 Miles

